

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode 16 Wonderland Rd, Werribee

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class	Single price	Lower price	Higher price
House	\$*	\$ 690,000	\$ 730,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$660,000 Suburb Werribee

Period - From Oct'22 To Sep'23 Source <https://www.realestate.com.au/vic/werribee-3030/>

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Address of comparable unit	Price	Date of sale
6 Wonderland Rd, Werribee	\$740,000	Apr' 23
75 Newmarket Rd, Werribee	\$765,000	Aug'23
9 Totterdown Way, Werribee	\$715,000	Aug'23